



NO ONWARD CHAIN. A recently refurbished three-bedroom terraced home, ideally located in a popular residential area within easy reach of local schools, beaches, Dawlish town centre and transport links. The property benefits from gas central heating and double glazing throughout.

To the rear there is a generously sized, low maintenance garden featuring a large sun deck perfect for relaxing or entertaining. viewings are highly recommended to appreciate this home.

FREEHOLD, COUNCIL TAX - B, EPC - D.

OIEO £240,000

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**FRASER & WHEELER**

### FRONT DOOR

uPVC double glazed front door opening to:

### ENTRANCE HALL

Stairs to first floor landing, radiator, under stairs storage cupboard housing gas meter. Door to:

### LOUNGE

**3.67m x 3.25m (12'0" x 10'8")**

Open plan lounge dining room with uPVC double glazed window to the front aspect, radiator, feature brick fireplace, picture rail and open to:

### DINING ROOM

**2.41m x 2.35m (7'11" x 7'9")**

uPVC double glazed window with views out to the rear garden, picture rail and door to:

### KITCHEN

**2.72m x 2.39m (8'11" x 7'10")**

A contemporary kitchen comprising matching eye level and base units with roll top work surfaces over, stainless steel sink and tiled splashbacks. Fitted extractor with space for oven below and space for dishwasher. Cupboard housing consumer unit, tiled flooring and uPVC window to the rear aspect. Open to:

### UTILITY ROOM

**2.43m x 1.75m (8'00" x 5'9")**

A versatile area with space and plumbing for washing machine, tumble dryer and fridge/freezer. uPVC obscure double-glazed door leading to the rear garden.

### FIRST FLOOR LANDING

Stairs to first floor landing with access to loft space and door to:

### BEDROOM 1

**3.19m x 3.07m (10'6" x 10'1")**

Radiator and uPVC double glazed window to the rear overlooking the garden.

### BEDROOM 2

**3.11m x 2.65m (10'2" x 8'8")**

uPVC double glazed window to the front aspect, radiator and built-in wardrobe.

### BEDROOM 3

**2.79m x 2.19m (9'2" x 7'2")**

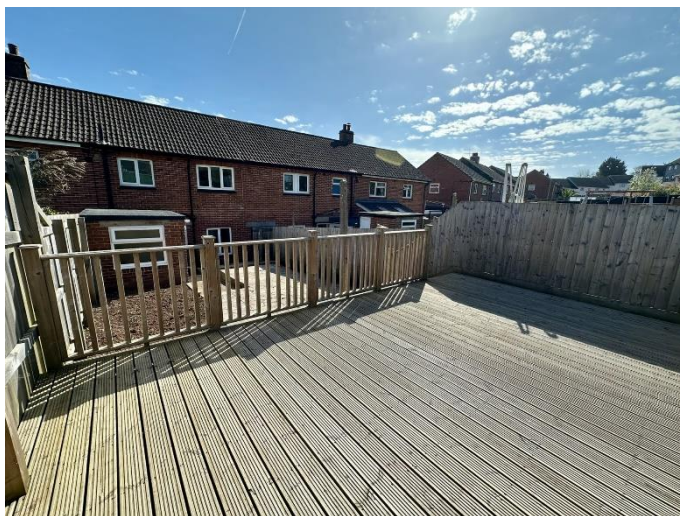
uPVC double glazed window to the front aspect, radiator and built-in wardrobe.

### BATHROOM

A contemporary white suite comprising, panelled bath with electric shower over, pedestal wash hand basin and close coupled WC. Part tiled walls, heated towel rail and uPVC obscure double-glazed window to the rear aspect.

### OUTSIDE

The front of the property is approached by a path leading to the front door with a level garden laid with ornamental chippings and the potential to create off street parking subject to planning. A further pathway leads to the gated side access leading to the rear garden. The spacious rear garden has been designed for ease of maintenance with a crazy paved patio area, planting borders to either side and a large sun deck spanning the width of the garden. There is a store/workshop with light and power and an outside water tap.



19 Queen Street, Dawlish, Devon, EX7 9HB

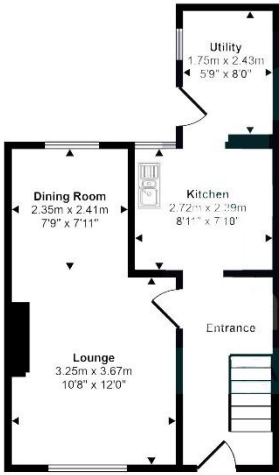
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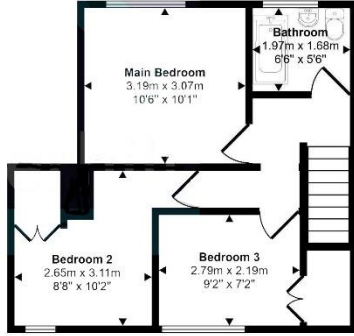
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Approx Gross Internal Area  
76 sq m / 804 sq ft



Ground Floor  
Approx 37 sq m / 399 sq ft



First Floor  
Approx 38 sq m / 405 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.